

## DESCRIPTION

DESCRIPTION OF 0.0643 OF ONE ACRE OR 2,800 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.0643 OF ONE ACRE TRACT BEING IN LOT 2, ONION CREEK FOREST, SECTION 3, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 68, PAGE 48, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.0643 OF ONE ACRE TRACT ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 0.87 OF ONE ACRE OUT OF SAID LOT 2 (EXHIBIT "B"), IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 5057, PAGE 152, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.0643 OF ONE ACRE TRACT BEING A THIRTY FIVE (35) FOOT WIDE STRIP MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with plastic cap at the north corner of this tract, a north corner of said City of Austin 0.87 acre tract, and the east corner of that tract described as Tract I in a deed to Marbella Development LP, of record in Document No. 2005159500, Official Public Records, Travis County, Texas, same being in the northeast line of said Lot 2, and the southwest line of William Cannon Drive East and of that certain tract of land described as 0.658 of one acre dedicated for street right of way, on said Onion Creek Forest, Section 3, from which point a 60D nail found at the north corner of said Lot 2 and said Marbella Tract I, and the east corner of Lot 1B, Resubdivision of Lot 1 of Onion Creek Forest, Section 3, a subdivision in Travis County, Texas, of record in Book 72, Page 61, Plat Records, Travis County, Texas, said Lot 1B being described as Tract II in said deed to Marbella Development, LP, Document No. 2005159500, same being in the southwest line of William Cannon Drive East and of said 0.658 of one acre tract, bears N37°39'04"W 313.04 feet, said point of beginning having Texas State Plane Coordinate (Texas Central Zone, NAD 83 (93 HARN), U.S. Feet, values of N=10037933.258, E=3114264.192;

THENCE, with the northeast line of this tract, of said Lot 2, and of said City of Austin 0.87 acre tract, and the southwest line of William Cannon Drive East and of said 0.658 of one acre tract, **S37°39'04"E 80.00 feet** to a calculated point (under water), at the east corner of this tract, of said Lot 2, and of said City of Austin 0.87 acre tract, the north corner of the remainder of that tract described as 5.594 acres in a deed to the City Of Austin, of record In Volume 6502, Page 1034, Deed Records, Travis County, Texas, and the south corner of said 0.658 acre tract, from which point a 1/2" iron rod found in the

southwest line of William Cannon Drive East bears, S37°39'04"E 119.87 feet, S52°15'19"W 51.51 feet, S36°00'42"E 176.27 feet, and S34°16'37"E 273.03 feet;

THENCE, with the southeast line of this tract, of said Lot 2, and of said City of Austin 0.87 of one acre tract, and the northwest line of said remainder of City of Austin 5.594 acre tract, **S20°12'56"W 41.33 feet** to a calculated point (under water), at the south corner of this tract;

THENCE, with the southwest line of this tract, crossing said Lot 2 and said City of Austin 0.87 acre tract, **N37°39'04"W 80.00 feet** to a 1/2" iron rod set with plastic cap at the west corner of this tract; same being in a northwest line of said City of Austin 0.87 acre tract, and a southeast line of said Marbella Tract I;

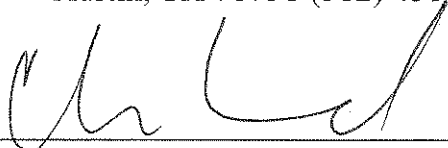
THENCE, with the northwest line of this tract and of said City of Austin 0.87 acre tract, and the southeast line of said Marbella Tract I, crossing said Lot 2, **N20°12'56"E 41.33 feet** to the POINT OF BEGINNING and containing 0.0643 of one acre within these metes and bounds, more or less.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone NAD83 (93 HARN). The Combined Scale Factor is 1.00004). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY: **McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591



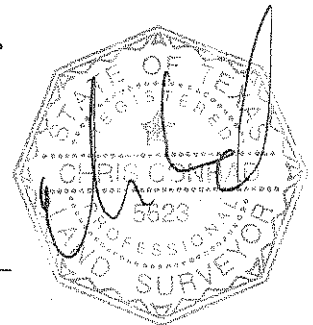
01/07/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Issued 01/15/08



TCAD# 04-3002-01-02

AUSTIN GRID J-14

FIELD NOTES REVIEWED

By JOHN MOORE Date 1-31-2008

Engineering Support Section

Department of Public Works

Transportation

RE: CITY OF AUSTIN

MARBELLA  
DEVELOPMENT LP,  
DOC. 2005159500  
TRACT II

LOT 1B  
RESUBDIVISION OF LOT 1  
OF UNION CREEK FOREST,  
SECTION 3  
BK. 72, PG. 61

Q 15' P.U.E.  
BK. 68, PG. 48

MARBELLA DEVELOPMENT LP,  
DOC. 2005159500  
TRACT I

7.5' P.U.E.  
BK. 68, PG. 48

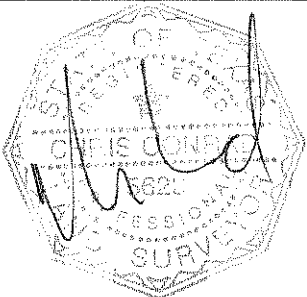
DRAINAGE EASEMENT  
BK. 68, PG. 48

ONION CREEK FOREST, SECTION 3  
BK. 68, PG. 48

LOT 6  
ONION CREEK FOREST, SECTION 1  
LOT 7  
BLOCK "B"  
ONION CREEK FOREST, SECTION 1  
BK. 63, PG. 57

#### LINE TABLE

LINE	BEARING	LENGTH
L1	S20°12'56"W	41.33'
L2	N37°39'04"W	80.00'
L3	N20°12'56"E	41.33'
L4	S52°15'19"W	51.51'
L5	S34°16'37"E	273.03'
(L6)	(N22°21'E)	(94.65')



#### NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (93 HARN). ALL DISTANCES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00004.
- 2) THIS SURVEY WAS DONE WITHOUT A TITLE REPORT OR EASEMENT SEARCH.

SURVEYED BY: MCGRAY & MCGRAY LAND SURVEYORS, INC.  
3301 HANCOCK DR., STE 6, AUSTIN, TX 78731 512/451-8591

*Chris Conrad*

01/07/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
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## SKETCH TO ACCOMPANY DESCRIPTION OF 0.0643 AC. OR 2,800 SQ. FT. OF LAND IN LOT 2, UNION CREEK FOREST, SECTION 3 AUSTIN, TRAVIS COUNTY, TEXAS

WILLIAM CANNON DRIVE EAST  
(90° ROW)

CITY OF AUSTIN  
VOL. 29633 AC. 190  
VOL. 2453, PG. 190

SCALE 1" = 100'

#### LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH PLASTIC CAP "MMSI-5623"
- ▲ NAIL FOUND TYPE AS SHOWN
- ⊗ CALCULATED POINT UNDER WATER
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING

#### RECORD INFORMATION

- (XXX) BK. 68, PG. 48
- ((XXX)) BK. 72, PG. 61
- {XXX} V. 5057 P. 152
- [XXX] V. 6502 P. 1034

P.O.B.  
GRID COORDINATES  
N=10,037,933.258  
E= 3,114,264.192

CITY OF AUSTIN  
DOC. NO. 1999257936

0.0643 AC. OR  
2,800 SQ. FT.

SANTIAGO DEL VALLE GRANT

CITY OF AUSTIN  
VOL. 6502, PG. 1034  
REMAINDER OF [5.594 AC.]

#### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C2	176.30'	2911.89'	3°28'08"	88.18'	S36°00'42"E	176.27'

SURVEYED BY:

PAGE 3 OF 3

McGRAY & McGRAY  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

TCAD#: 04-3002-01-02 AUSTIN GRID#: J-14

## DESCRIPTION

DESCRIPTION OF 0.0875 OF ONE ACRE OR 3,811 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.0875 OF ONE ACRE TRACT BEING A PORTION OF THE REMAINDER OF THAT TRACT DESCRIBED AS 5.594 ACRES IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 6502, PAGE 1034, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0875 OF ONE ACRE TRACT BEING A THIRTY FIVE (35) FOOT WIDE STRIP MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with plastic cap at the east corner of this tract, and an ell corner of said remainder of City of Austin 5.594 acre tract, same being in the southwest line of William Cannon Drive East, from which point a 60D nail found at the north corner of Lot 2, Onion Creek Forest, Section 3, a subdivision in Travis County, Texas, of record in Book 68, Page 48, Plat Records, Travis County, Texas, and of that tract described as Tract I in a deed to Marbella Development LP, of record in Document No. 2005159500, Official Public Records, Travis County, Texas, and at the east corner of Lot 1B, Resubdivision of Lot 1 of Onion Creek Forest, Section 3, a subdivision in Travis County, Texas, of record in Book 72, Page 61, Plat Records, Travis County, Texas, said Lot 1B being described as Tract II in said deed to Marbella Development, LP, Document No. 2005159500, same being in the southwest line of William Cannon Drive East and of that certain tract of land described as 0.658 of one acre dedicated for street right of way, on said Onion Creek Forest, Section 3, bears, N37°39'04"W 119.87 feet, N37°39'04"W 80.00 feet and N37°39'04"W 313.04 feet, said point of beginning having Texas State Plane Coordinate (Texas Central Zone, NAD 83 (93 HARN), U.S. Feet, values of N=10037775.012, E=3114386.283;

THENCE, with the southeast line of this tract, and of said remainder of City of Austin 5.594 acre tract, and a northwest line of William Cannon Drive East, **S52°15'19"W 35.00 feet** to a 1/2" iron rod set with plastic cap at the south corner of this tract; from which point a 1/2" iron rod found in the southwest line of William Cannon Drive East bears, S52°15'19"W 16.51 feet, S36°00'42"E 176.27 feet, and S34°16'37"E 273.03 feet;

THENCE, with the southwest line of this tract, crossing said remainder of City of Austin 5.594 acre tract, **N37°39'04"W 97.94 feet** to a calculated point (under water) at the west corner of this tract; same being in a northwest line of said remainder of City of Austin 5.594 acre tract, and a southeast line of said Lot 2 and of that tract described as 0.87 of

one acre in said Lot 2 (Exhibit "B"), in a deed to the City of Austin, of record in Volume 5057, Page 152, Deed Records, Travis County, Texas;

THENCE, with the northwest line of this tract, and of said remainder of City of Austin 5.594 acre tract, and a southeast line of said Lot 2 and of said City of Austin 0.87 acre tract, **N20°12'56"E 41.33 feet** to a calculated point (under water) at the north corner of this tract and of said remainder of City of Austin 5.594 acre tract, the east corner of said Lot 2, and of said City of Austin 0.87 acre tract, and the south corner of said 0.658 acre tract, same being in the southwest line of William Cannon Drive East;

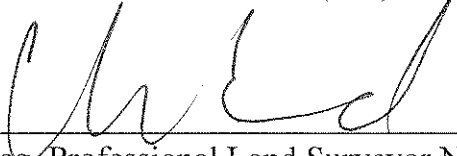
THENCE, with the northeast line of this tract, and of said remainder of City of Austin 5.594 acre tract, and the southwest line of William Cannon Drive East, **S37°39'04"E 119.87 feet** to the POINT OF BEGINNING and containing 0.0875 of one acre within these metes and bounds, more or less.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone NAD83 (93 HARN). The Combined Scale Factor is 1.00004). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY: **McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591



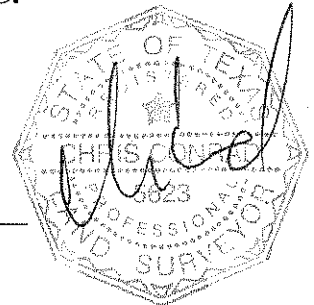
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Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

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Issued 01/15/08



TCAD# 03-2702-01-22  
AUSTIN GRID J-14

FIELD NOTES REVIEWED

By JOHN MOORE Date 1-31-2008

Engineering Support Section  
Department of Public Works  
... Transportation

RE: CITY OF AUSTIN

MARBELLA  
DEVELOPMENT LP.  
DOC. 2005159500  
TRACT II

LOT 1B  
RESUBDIVISION OF LOT 1  
OF ONION CREEK FOREST,  
SECTION 3  
BK. 72, PG. 61

BK. 72, PG. 61

Q 15' P.U.E.  
BK. 68, PG. 48

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SKETCH TO ACCOMPANY DESCRIPTION OF  
0.0875 AC. OR 3,811 SQ. FT. OF LAND IN  
THE SANTIAGO DEL VALLE GRANT  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE  
1" = 100'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET  
WITH PLASTIC CAP  
"MMSI-5623"
- ▲ NAIL FOUND  
TYPE AS SHOWN
- ⊗ CALCULATED POINT  
UNDER WATER
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING

RECORD INFORMATION

(XXX) BK. 68, PG. 48  
((XXX)) BK. 72, PG. 61  
{XXX} V. 5057 P. 152  
[XXX] V. 6502 P. 1034

- NOTES:
- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (93 HARN). ALL DISTANCES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00004.
  - 2) THIS SURVEY WAS DONE WITHOUT A TITLE REPORT OR EASEMENT SEARCH.

LINE TABLE

LINE	BEARING	LENGTH
L1	S52°15'19"W	35.00'
L2	N20°12'56"E	41.33'
L3	S37°39'04"E	119.87'
L4	S52°15'19"W	16.51'
L5	S34°16'37"E	273.03'
(L6)	(N22°21'E)	(94.65')
(L7)	(S35°57'E)	(52.75')

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C2	176.30'	2911.89'	3°28'08"	88.18'	S36°00'42"E	176.27'

SURVEYED BY: MCGRAY & MCGRAY LAND SURVEYORS, INC.  
3301 HANCOCK DR., STE 6, AUSTIN, TX 78731 512/451-8591

SURVEYED BY:

PAGE 3 OF 3

McGRAY & McGRAY  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

TCAD#: 03-2702-01-22 AUSTIN GRID#: J-14

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 01/07/08  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

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ISSUED: 01/15/08

JOB NO.: 07-221